



188 parking spaces
within a 750' radius



ZONING ANALYSIS (3323):

The property exists in the East Franklinton District (Arts and Innovation Sub-district)
Properties Existing Use - Automotive (Auto Repair) (PU)
Proposed Use - Eating and Drinking Establishment (PU)

Required Setbacks:

	Minimum	Maximum
Front Yard Setback	0'-0"	10'-0"
Side Yard Setback	0'-0"	NA
Rear Yard Setback	0'-0"	NA
Parking Setback	5'-0"	NA
Building Height	NA	5 Stories/60'-0"
Building Frontage	60% of site width	NA

PARKING ANALYSIS:

Existing Use - Automotive (Auto Repair)
Min. - 2 spaces per service bay - 4 service bays = 8 spaces required
Max. - NA

Proposed Use - Eating and Drinking Establishment
Without pickup unit
Min. 1/75 sf
Max. 1/50 sf
Patio/Outdoor dining
50% of ratio required for main structure
1/50 sf

Minimum Parking Requirements:

First Floor Restaurant/Bar = 4,194 sf @ 1/75 = 56
Patio (Addition) = 1,775 sf @ (1/75)*0.50 = 12
Second Floor Patio (Addition) = 2,989 sf @ (1/75)*0.50 = 20

Maximum Parking Requirements:

First Floor Restaurant/Bar = 4,194 sf @ 1/50 = 84
Patio (Addition) = 1,775 sf @ (1/50)*0.50 = 18
Second Floor Patio (Addition) = 2,989 sf @ (1/50)*0.50 = 30

Parking Reductions Per 3312.03 (based on example D)

Existing Automotive Shop to New Restaurant with Expansion	8
Required spaces for automotive shop	8
Required spaces for new restaurant	56
Existing spaces	0
Spaces required for expansion	32
Difference between intensities	56-8=48
Total parking spaces required for new use	48+0+32=80
East Franklinton Reduction:	25%
Total Parking Required:	58

Bicycle Parking Required

2 spaces required for initial 20 parking spaces, provide an additional rack for each additional 20 parking spaces.

5 Bicycle parking spaces required
5 Bicycle parking spaces provided

010033055 010002643

62

W TOWN ST

62

W TOWN ST

W TOWN ST

435

↓ R/W

109.2'

10.5'

Arts Innov Distr

8/21/2013

EFD, H-60

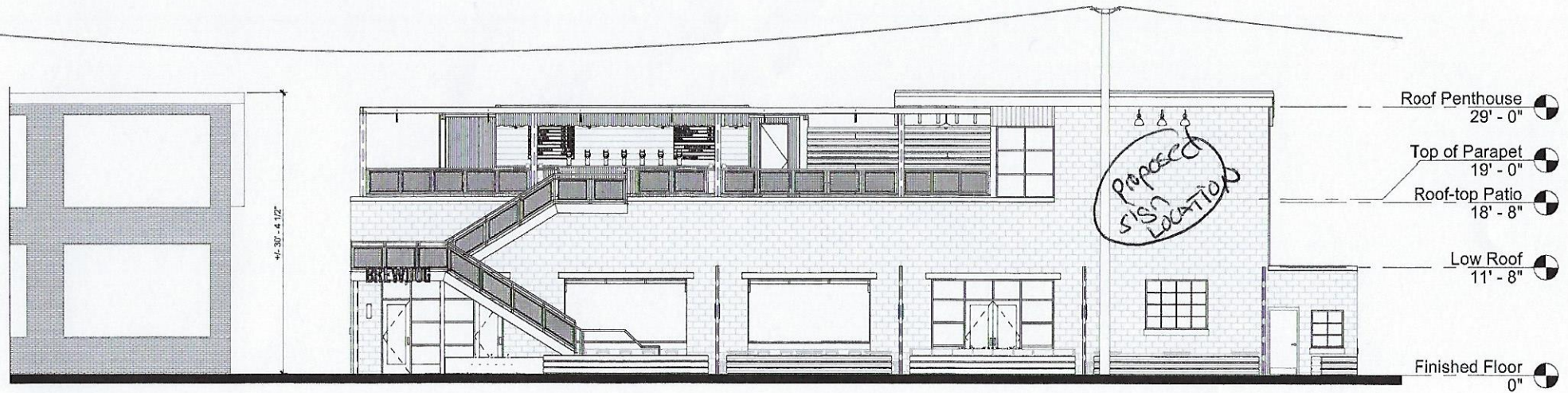
463

010050183

BREWDOG

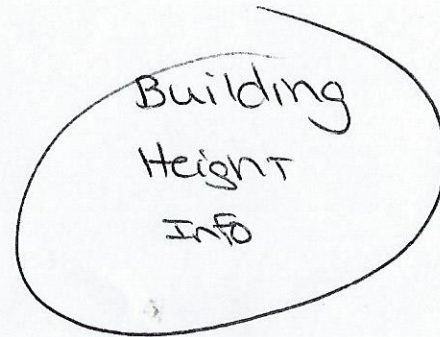
010008463

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1 Exterior Elevation P&Z - Height Relations

Scale: 3/32" = 1'-0"



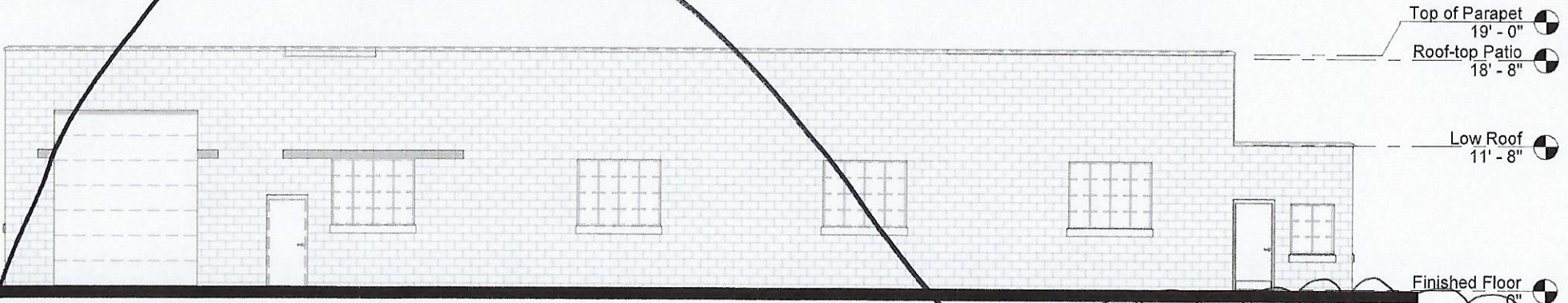
Existing

Brewdog - Franklinton Pub
463 W Town St
Columbus, Ohio (Franklin County)

PZ0.4 - Exterior Rendering
Sheet Issue Date: 6/12/2017 4:44:42 PM



Current
Signage



1 Exterior Elevation P&Z - North, Existing & Demo
Scale: 1/8" = 1'-0"

Location of proposed
signage



2 Exterior Elevation P&Z - North, Proposed
Scale: 1/8" = 1'-0"

NEW SHIELD WILL REPLACE EXISTING

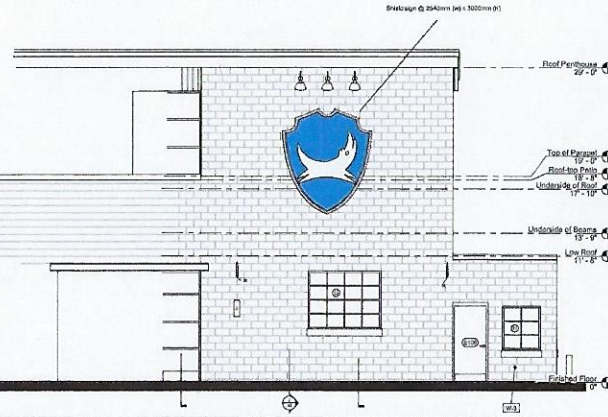
Proposed Signage

to replace existing shield

8.33 Ft



Shield sign @ 254cm (w) x 300cmh



254cm

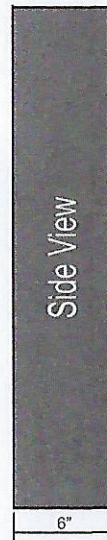
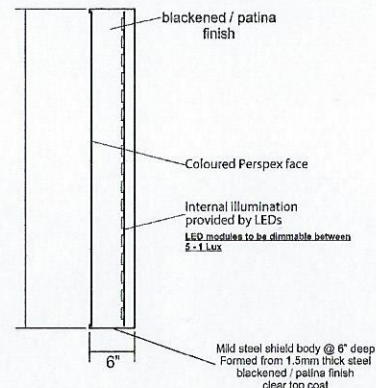
9.84 Ft

300cm



81.96 SF

Shield construction detail



6"



Ref: Patina finish

Rear View



0.39" thick black foamex back panel
Rebated seal within back plate to accept steel side wall (from shield)

Black back tray to mount directly to building

Site Address:
43215
463 W. TOWN ST.
identityco signs

General Notes:

All dimensions to be checked on site prior to commencement of work, and/or preparation of any shop drawings.
Sizes of and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.

Do not scale from this drawing.

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Unit 11 High Hazel Court, Moorgreen Industrial Park, Nottingham NG15 5SU

Sign Manufacturing Digital Printing Precision CNC Routing & Cutting

Dwg Title:

Dwg for:

Scale:

Dwg No:

Date:

Revision:

Client: BREWDOG

Address: USA

Project: External Shield Sign